

**ATTACHMENT A  
FINDINGS  
DRB Review  
Harrison Addition to Existing 2<sup>nd</sup> Story  
5689 Berkeley Road; APN 069-324-002  
Case No. 20-0014-DRB**

Neighborhood Compatibility

- A. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.*
- B. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.*
- C. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.*
- J. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.*

The proposed 360 square foot expansion to the existing 2<sup>nd</sup> story portion of the home along the south elevation (rear portion) of the existing residence provides building elevational variety to the neighborhood while maintaining similarity of style with the existing structure. The addition of a 360 square foot addition would not result in changes to the appearance of the existing structure from the public right-of-way, as well as provide a harmonious continuity with development within the vicinity. The rear addition would not change the site's layout or orientation. Further, the location of the addition would not affect privacy of neighbors as it is the same distance from all property lines as the existing residence. The placement of the addition would not affect private views or solar access. Additionally, the addition and the resulting floor plan is likely very similar to other additions that have occurred within the vicinity of the property.

Quality of Architectural Design

- D. There is harmony of material, color, and composition on all sides of structures.*
- E. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.*
- I. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.*

The proposed project changes are harmonious and offer architectural style, colors and materials that will match the existing structure. No mechanical or utility equipment under the Design Review Board's purview is proposed. All proposed lights are dark-sky compliant.

Quality of Landscape Design

- F. The site grading is minimized, and the finished topography will be appropriate for the site.*
- G. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.*
- H. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.*

No site grading or new landscaping is proposed.

## Zoning

- K. *The proposed development is consistent with any additional design standards as expressly adopted by the City Council.*

There are no additional design standards as expressly adopted by the City Council that are applicable to this project. The project is consistent with design standards, including building height, setbacks, and parking. Regarding maximum allowable floor area, the applicant is proposing 955 square feet over the allowed maximum floor area. However, the Design Review Board has the authority to approve projects that exceed the maximum floor area.